

Comparable Market Analysis

13441 MONTANA, El Paso, TX, 79938

Prepared for 13441 MONTANA—Friday, January 14, 2022



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The Real Estate Power Houses

7207 Bluff Run

San Antonio, TX 78257

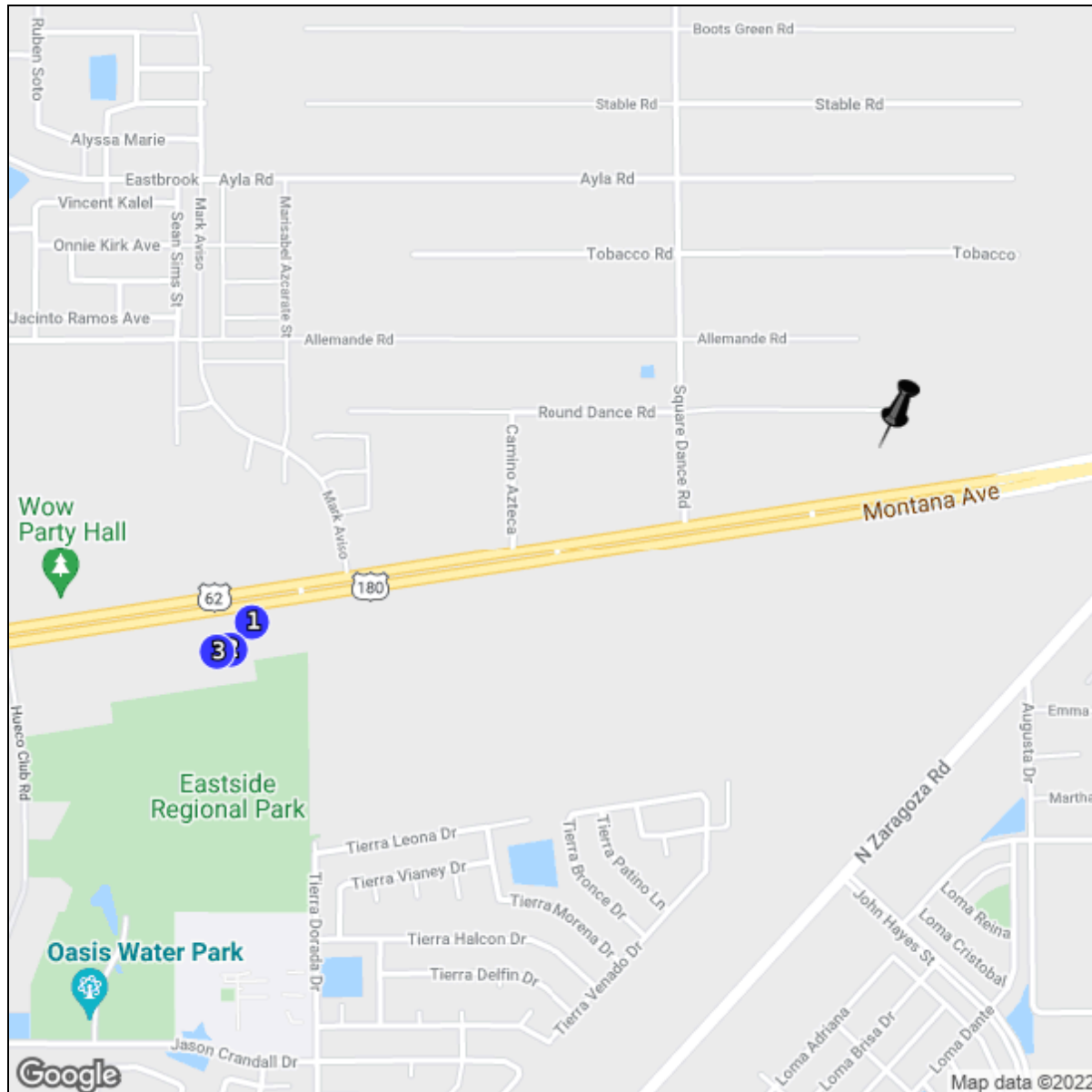
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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
Subject	13441 MONTANA , El Paso TX 79938			
1	TBD Montana Avenue , El Paso TX 79938	827205	Closed	0.91m
2	12932 MONTANA Avenue , El Paso TX 79938	827202	Closed	0.95m
3	12930 MONTANA Avenue , El Paso TX 79938	827199	Closed	0.97m

Subject

Address	13441 MONTANA , El Paso, TX 79938
Apx Acres	1.314

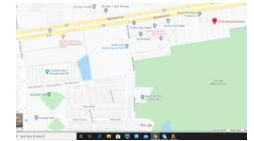
Comparable Properties

Subject

827205

827202

827199



13441 MONTANA
El Paso TX 79938

TBD Montana Avenue
El Paso TX

12932 MONTANA Avenue
El Paso TX

12930 MONTANA Avenue
El Paso TX

Distance From Subject		0.91	0.95	0.97
List Price		\$200,027	\$192,709	\$191,663
Original List Price		\$200,027	\$192,709	\$200,000
Sold Price		\$200,027	\$192,709	\$191,663
Status		Closed	Closed	Closed
Status Date		08/24/2020	08/24/2020	08/24/2020
Days on Market		58	58	58
Cumulative Days on Market		58	58	58
Adjustment		+/-	+/-	+/-
Apx Acres	1.31	1.15	1.11	1.1
Adjusted Price	\$229000	\$200,027	\$192,709	\$191,663

Price Analysis

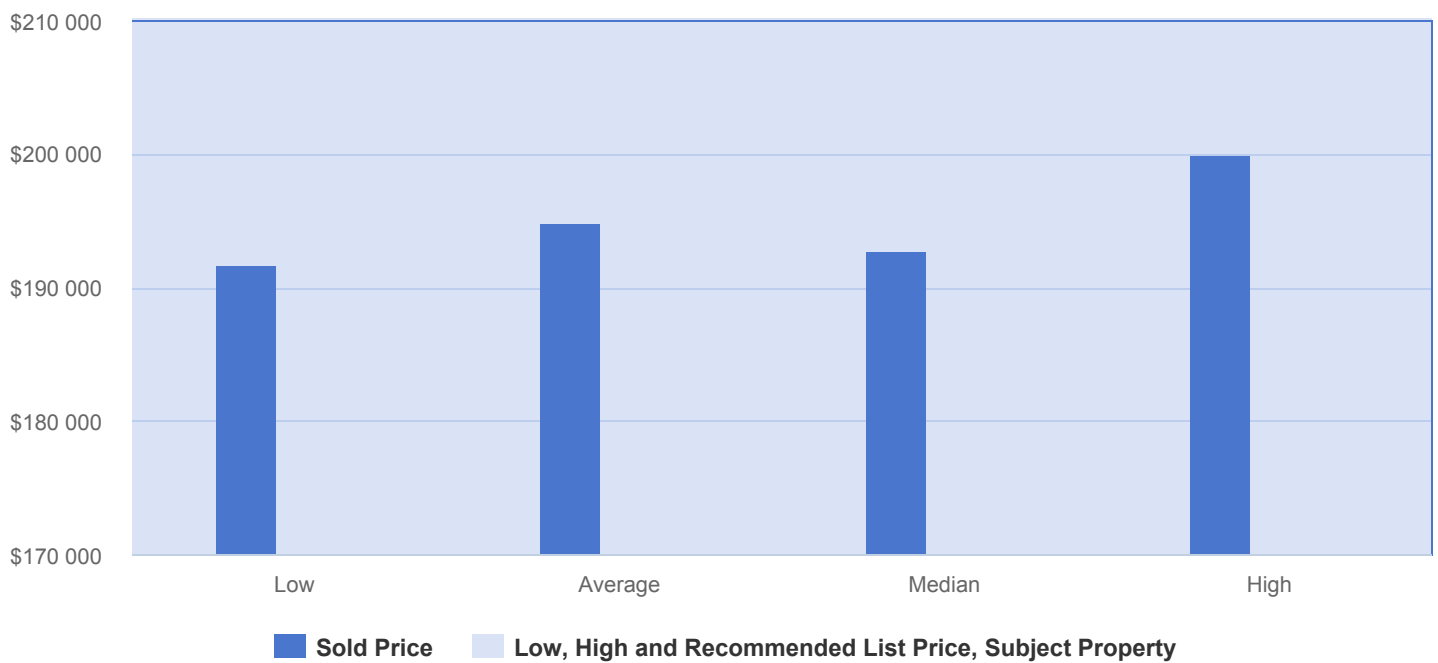
List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices

Closed Listings



Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
827205	TBD Montana Avenue, El Paso TX	\$200,027	58	58	08/24/2020	\$200,027	-	\$200,027
827202	12932 MONTANA Avenue, El Paso TX	\$192,709	58	58	08/24/2020	\$192,709	-	\$192,709
827199	12930 MONTANA Avenue, El Paso TX	\$191,663	58	58	08/24/2020	\$191,663	-	\$191,663

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$191,663	\$191,663
Average	\$194,800	\$194,800
Median	\$192,709	\$192,709
High	\$200,027	\$200,027

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Apx Acres	Avg. List \$/Apx Acres	Avg. Sold \$/Apx Acres	Avg. DOM	Avg. CDOM
Closed	3	584,399	194,800	584,399	194,800	1.00	1	173,929.11	173,929.11	58	58
Overall	3	584,399	194,800	584,399	194,800	1.00	1	173,929.11	173,929.11	58	58

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Land; Inside the map search Polygon; Inside the map search Polygon; Status of 'Active', 'Closed', 'Pending', 'Active with Contingency', 'Pending Accepting Offers'; Under Contract Date between '01/14/2021' and '01/14/2032'; Sold Date between '01/14/2019' and '01/14/2032'.

Listing Price Recommendation

Low	\$ -
High	\$250,000
Recommended	\$229,000

Land 827205 Closed

TBD Montana Avenue, El Paso, TX 79938

LP: \$200,027



County: El Paso
Subdivision: Montana Land Estates
Apx Yearly Taxes: 1,539
Tax Year: 2020
Apx Acres: 1.15
Parcel ID: [H80699900100200](#)

Distance to Sewer: None Available
Zoning: C4
Flood Zone: No
Existing Survey: No Survey
Utilities Expansion Charge: No

Legal: 1 HUECO COMMERCIAL #1 PT OF 1 BEG 466.26 FT W OF NEC (179.39 FT ON ELY-IRREG ON SLY-193.27 FT ON WLY) (13820.41 SQ FT)

Features: No Trees; Partial Fencing; None

Distance to Gas: None Available

Distance to Phone: At Line

Distance to Cable: None Available

Distance to Electrical: On Prop

Topography: Mostly Level

Property Access: N Property Line; Paved Road to Prop

General Access: Frontage Roads; Paved Road

Listing courtesy of:

Acala Investments, LLC

Type: Acreage; Lot
Distance to Sewer: None Available
Distance to Water: None Available
Sewer: Sewer Available; Unknown
Utilities: Some City; None
Water: Private; Well

Restrictions: None
Data Available: Aerial Map; Plat Map; None
Financing: 1031 Exchange; Cash;
Considered: Conventional; Institutional Loan



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Land 827202 Closed**12932 MONTANA Avenue, El Paso, TX 79938****LP: \$192,709**

County: El Paso
Subdivision: Montana Land Estates
Apx Yearly Taxes: 1,556
Tax Year: 2020
Apx Acres: 1.11
Parcel ID: X57900023400148

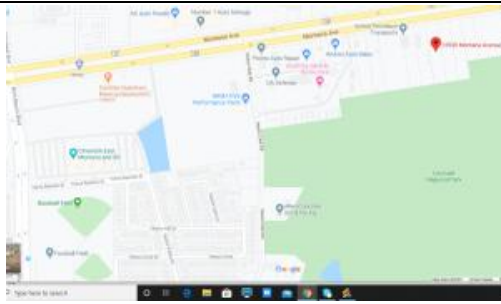
Distance to Sewer: None Available
Zoning: C4
Flood Zone: No
Existing Survey: No Survey
Utilities Expansion Charge: No

Legal: 79 TSP 2 SEC 34 T & P ABST 7876 TR 10-C (1.106 AC)**Features:** No Trees; Partial Fencing; None**Distance to Gas:** None Available**Distance to Phone:** At Line**Distance to Cable:** At Line**Distance to Electrical:** On Prop**Topography:** Mostly Level**Property Access:** N Property Line; Paved Road to Prop**General Access:** Frontage Roads; Paved Road**Listing courtesy of:**

Acala Investments, LLC

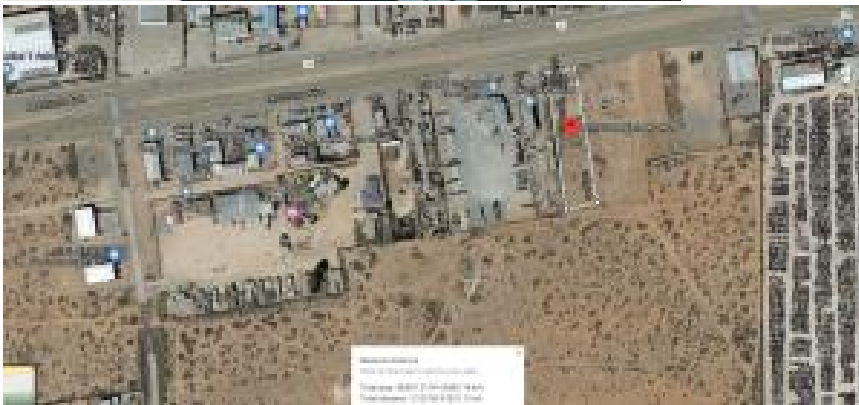
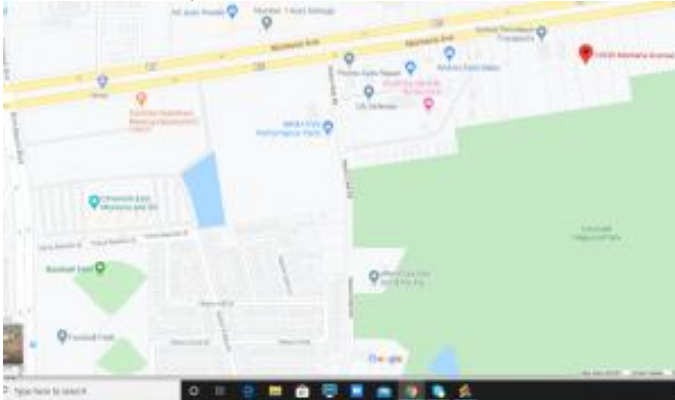
Type: Acreage; Lot**Distance to Sewer:** None Available**Distance to Water:** None Available**Sewer:** Septic Tank; Unknown**Utilities:** Electricity Available; Service Pole on Prop; Some City**Water:** Well; None**Restrictions:** None**Data Available:** Aerial Map; Plat Map; None**Financing Considered:** Cash; Conventional; Institutional Loan

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Land 827199 Closed**12930 MONTANA Avenue, El Paso, TX 79938****LP: \$191,663**

County: El Paso
Subdivision: Montana Land Estates
Apx Yearly Taxes: 1,671
Tax Year: 2020
Apx Acres: 1.1
Parcel ID: X57900023400152

Distance to Sewer: None Available
Listing Type: Exclusive Right To Sell
Zoning: C4
Flood Zone: No
Existing Survey: No Survey
Utilities Expansion Charge: No

Legal: 79 TSP 2 SEC 34 T & P ABST 7876 TR 10-C-3 (1.148 AC)**Features:** No Trees; Partial Fencing**Distance to Gas:** None Available**Distance to Phone:** At Line**Distance to Cable:** At Line**Distance to Electrical:** On Prop**Topography:** Mostly Level**Property Access:** N Property Line; Paved Road to Prop**General Access:** Frontage Roads; Paved Road**Listing courtesy of:****Acala Investments, LLC****Type:** Acreage; Commercial**Distance to Sewer:** None Available**Distance to Water:** None Available**Sewer:** Septic Tank**Utilities:** Alternative Waste System; Electricity Available; Propane; None**Water:** Well**Restrictions:** None**Data Available:** Aerial Map; None**Financing Considered:** 1031 Exchange; Cash; Conventional

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